

# Naples City Council

## August 12, 2021

### Minutes

The regularly scheduled meeting of the Naples City Council was held August 12, 2021, 7:30 p.m., at the Naples City Office, 1420 East 2850 South, Naples, Uintah County, Utah.

Council members attending were Dean Baker, Robert Hall, Dennis Long, and Dan Olsen. Gordon Kitchen and Kenneth Reynolds were absent.

Others attending were Mike Hansen, Macy McKee, Greg Lamb, Wendy Lamb, Bo Lamb, Steph Adams, Scott Adams, Raven Mathis, Sarah Gray, Jessy McKee, Tiffany Lassiter, Luke Lassiter, Katie Kirkham, Chance Kirkham, Brooks Jones, Amy Gorum, Cliff Grua, Fernando Rivera, Bret Stringham, Denice Stringham, Sharon Freeman, Rabecca Freeman, Szeth Simmons, Ryan Cook, Andrew Cox, and Nikki Kay.

Mayor Dean Baker welcomed everyone and called the meeting to order at 7:30 p.m. Mayor Baker opened the meeting with the pledge of allegiance. Councilman Dennis Long offered the invocation.

Judge Greg Lamb administered the oath of office to Chance Kirkham, Naples City's newest police officer. Katie Kirkham pinned the badge on her husband. Mayor and Council welcomed Officer Kirkham.

Mayor Baker asked for approval of the agenda. Councilman Hall stated he had one item under other matters. Dennis Long **moved** to approve the agenda. Dan Olsen **seconded** the motion. The motion passed with all in attendance voting aye.

The minutes of the regular city council meeting of July 22, 2021 were presented for approval. Robert Hall **moved** to approve the minutes. Dan Olsen **seconded** the motion. The motion passed with all in attendance voting in the affirmative.

Mayor Baker asked if anyone had anything they wanted to follow up on from the previous meeting. Councilman Hall

#### *DATE, TIME & PLACE OF MEETING*

#### *COUNCIL MEMBERS ATTENDING*

#### *OTHERS ATTENDING*

#### *OPENING CEREMONY*

#### *S W E A R I N G I N CEREMONY*

#### *AGENDA APPROVED*

#### *MINUTES APPROVED*

#### *FOLLOW UP ITEMS FROM PREVIOUS MEETING*

**DRAFT**

stated he would take care of his other matter now. He explained the Fire District has decided to reverse course and the annual inspections will be paid for by the District. Councilman Hall said that could change in the future, but right now the District will not be charging the City for those.

Nikki Kay presented the bills for payment in the amount of \$38,829.46. Dan Olsen **moved** to approve payment of the bills in the amount of \$38,829.46. Dennis Long **seconded** the motion the motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Absent
Gordon Kitchen	Absent

#### ***APPROVAL OF THE BILLS***

Michael Hansen with Rural Community Consultants presented the General Plan to the Council. Mr. Hansen stated he would cover the role of the General Plan, give the project time line, touch on the policy highlights, and review the next steps. He explained the General Plan is an advisory document that includes the community's vision, and that the City's zoning map should tie to that vision. He stated they can't put every detail in the plan and they shouldn't because they are "general." Mr. Hansen reminded Council they started this project in January 2020 and then COVID hit and they had to do a lot of the work with the Planning Commission online. He said they sent out flyers, had social media campaigns, and held a public open house. Mr. Hansen said what they found out through all of this is people choose to live in Naples and it's because of their neighborhoods. Mr. Hansen stated that traffic and housing issues are significant, the demand for parks and trails is high and will continue. Mr. Hansen hoped the Council would act on the plan and he also stressed it needs to be in a format that the public can access it easily. He asked the Council to consider looking at a platform their own company designed which is called [civiclinQ.com](http://civiclinQ.com). Mr. Hansen stated he would love to show them more about it when there is time. Mr. Hansen stated the next step would be for the Council to approve the General Plan. The consensus of those in attendance was more time was needed to fully review the Plan. Dennis Long **moved** to table this matter to give everyone time to review the General Plan. Robert Hall **seconded** the motion. The motion passed with

#### ***PRESENTATION OF GENERAL PLAN***

**DRAFT**

all voting aye.

A business license application was received for **Best Day Ever Learning Adventures** located at 2474 E 1500 S. The owner of the business, Macy McKee, was in attendance. Ms. McKee stated they were going to provide home school support service and tutoring. Councilman Long asked what age. Ms. McKee stated it would be elementary age children. Councilman Long asked about how many children they plan on having with them. Ms. McKee stated it varies depending upon parent interest and means. She said they have parents already interested in home schooling and they will be there to help support them if they want to bring them in for extra math practice or reading practice. Ms. McKee said she asked Mr. Peterson about how many children there could be and was told he couldn't really find anything that addressed that question. The recommendation from Mr. Peterson was to approve the business license. Dan Olsen **moved** to approve the business license for Best Day Ever Learning Adventures. Robert Hall **seconded** the motion. The motion passed with all voting in the affirmative.

## ***BUSINESS LICENSE APPROVALS***

A business license application was received for **Pitt Roofing, Inc.** located at 519 S 1500 E. Mayor Baker stated this business fits in the zone and was recommended for approval by Mr. Peterson. Robert Hall **moved** to approve the license for Pitt Roofing. Dennis Long **seconded** the motion. The motion passed with all in attendance voting aye.

Council members were presented with a recommendation to approve phases 3 and 4 of the Farm Subdivision 2014. A walk through was completed in the Subdivision and Dale Peterson recommended acceptance of the road, curb & gutter, sidewalks, streetlights and storm water retention. It was also recommended to release the construction bond and to replace it with a performance bond to be held for a period of twelve months subject to the following conditions:

1. Plat sign off
2. Fill two bore holes in the road in phase 4 with like materials as the road is constructed with.
3. Relocate water barrel out from under the sidewalk in phase 3.
4. Provide city with as-built-plans, showing approximate location of power, water, sewer, gas, phone, and storm drainage retention.
5. Provide copy of compaction test for the road.
6. The city will monitor crack and sinking curb on

## ***THE FARM SUBDIVISION 2014 PHASES 3 AND 4***

**DRAFT**

southwest side of the causeway in phase 4 for potential repair under the warranty bond.

7. Secure the performance bond for a period of one year for any needed repair of phase 3 and 4 infrastructure.

Cliff Grua was in attendance at the meeting, representing the Nash Family LLC. Mr. Grua stated the compaction test holes are filled. He stated they have contacted Foston Chivers to fix the water barrel. Mr. Grua had the as-built-plans and presented those to the Council. It was also noted that the compaction tests for the road had been emailed to the City. Mayor Baker said as they did the walk through they found a crack in the road on the causeway near lot 35 and they decided they would monitor that for a year. His recommendation was to give final approval with the conditions being met. Dennis Long **moved** to approve phase 3 and 4 pending final completion of all the conditions. Dan Olsen **seconded** the motion. The motion passed with all in attendance voting aye.

Stephanie Adams came before the Council to present a petition to add sidewalk to 2000 East. Ms. Adams stated she has been advocating for the sidewalks for about six months. She stated there are about 250 children who live in the area along 2000 East and they are all in a no busing zone. Ms. Adams said the Council has already decided to put in the 5' shoulders but she was asking them to reconsider and put in the sidewalk. She stated this is an area with little children going to school. Ms. Adams told the Council, as she visited the neighborhoods, the consensus was parents did not allow their children to ride their bikes or walk to school because there is no safe sidewalk for them. She told of one mom who has worked out something with her work where she can be twenty minutes late because she has to wait for the school to open, drop her children off, and then go to work. Ms. Adams stated as she visited with some people they were not aware that sidewalks were not going in until she told them the Council voted against it. Ms. Adams said she was able to obtain about 253 signatures. She said the last page was from people not living in the City but was to show that people in the community sometimes use that road for biking and walking. Councilman Hall said that he and Ms. Adams have talked about this before and he said the issue comes up, does the City put sidewalks on part of the road now or do they widen the road for a greater length. He wanted to know what she talked to residents about. Ms. Adams said she reported on what the City has taken action on already and

***PRESENTATION OF  
PETITION FOR 2000 EAST  
SIDEWALK  
IMPROVEMENT***

**DRAFT**

that was a 12' wide road with 5' shoulders. She said most of the people were in favor of a sidewalk on the east side and she had a handful of people that told her no to the sidewalk and those were people who live along 2000 East and that was because they would have to pay a higher land tax. Ms. Adams said the other consensus was, why not at least do the curb and gutter because that would add a barrier of safety for the kids. Councilman Hall said part of his thinking is, there is no shoulder along the gulches now and instead of waiting another four years to at least get some width on the road he thought it would be better to have some width for a longer space of road. He asked Ms. Adams if she thought people would prefer sidewalk for half the road and then wait years down the road to have it widened. Ms. Adams said it depends on who you talk to. She said moms want the sidewalk for their children and others are fine with just widening the road, she said a majority of the signatures were for sidewalks. Councilman Hall asked if those who signed understood they would have to wait if the decision were made to do sidewalks? She said "yes." Councilman Hall said he appreciates Ms. Adams taking the time to go out into the neighborhoods because they did not have the best turn out at the two open houses. He said those who do show up are usually the ones who are passionate on each side of the issue. Councilman Hall said that is a tough thing they face in government. Ms. Adams said she did tell people the sidewalk would only go to a certain point and then the City would have to go after a second grant to go the rest of the way, if they were approved for a second grant. Councilman Olsen said the petition is very valuable for sidewalk grants. Mayor Baker told Ms. Adams they appreciate her efforts and for coming. He said they would take it under advisement.

Mayor Baker asked the Council to ratify the expenditure to purchase two new trucks. The total for the two trucks was \$66,094. Dennis Long **moved** to ratify the expenditure. Dan Olsen **seconded** the motion. The motion passed with the following roll call vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Absent
Gordon Kitchen	Absent

Nikki Kay included a discussion for the policy on surplus property to answer questions Councilman Kitchen had

#### ***RATIFY PURCHASE OF NEW TRUCKS***

#### ***UPDATE ON SURPLUS PROPERTY POLICY***

regarding the policy. Councilman Kitchen was not in attendance at the meeting but Nikki did report she spoke with Joshua Bake about the policy and the computers that were asked to be surplus. Mr. Bake stated the policy was not very clear on the matter so he and Heidi Lundberg did not take the laptops they had been using at the City. Mayor Baker stated he did feel like those types of items would need to remain the property of the City until they have lost their value. This was for informational purposes only. No action was taken.

Dennis Long **moved** to go into a closed session to discuss the character, professional competence, physical or mental health of an individual. Dan Olsen **seconded** the motion. The motion passed with all voting in the affirmative.

Dan Olsen **moved** to reconvene into regular council meeting. Dennis Long **seconded** the motion. The motion passed with all voting aye.

Robert Hall **moved** to authorize the mayor to move forward, including the compensation discussed, with the employment offers as discussed. Dennis Long **seconded** the motion. The motion passed with the following vote:

Robert Hall	Aye
Dan Olsen	Aye
Dennis Long	Aye
Kenneth Reynolds	Absent
Gordon Kitchen	Absent

Councilman Hall mentioned the Fire Department would be holding an open house at the fire station on September 11, 2021.

Mayor Baker updated the Council on the service activities that will be happening on September 11<sup>th</sup>. He said these will be community wide service projects and part of the planned activities include setting "Lanny" the dinosaur back in place. Mayor Baker stated other service activities will include some work at the park.

With no other business before the Council, Robert Hall **moved** to adjourn the meeting at 9:00 p.m. Dennis Long **seconded** the motion. The meeting was adjourned by all voting in favor of the motion.

## ***CLOSED SESSION***

## ***EMPLOYMENT OFFERS***

## ***OTHER MATTERS - FUTURE COUNCIL MATTERS***

## ***MOTION TO ADJOURN***

**DRAFT**

APPROVED BY COUNCIL ON THE 26<sup>th</sup> DAY OF AUGUST 2021

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**DRAFT**

## Report Criteria:

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-15800 SUSPENSE	78	B.A.D. Boys Auto Body LLP	Repair dinosaur	6571	08/16/2021	12,910.00
10-22250 WORKMENS COMPE	1084	Utah Local Gov't Ins. Trust	Workers Comp	1592901	08/11/2021	711.15
10-22500 HEALTH INSURANCE	490	Judd, Dennis L.	D. Judd dental insurance	490-721	08/12/2021	85.85-
10-22500 HEALTH INSURANCE	740	Public Employees Health Prog	Health & Dental Insurance	123486861	08/20/2021	19,533.38
10-22500 HEALTH INSURANCE	1084	Utah Local Gov't Ins. Trust	Health Insurance Premium	1592900	08/11/2021	252.43
Total :						33,321.11
10-47-133 HEALTH INSURANCE	490	Judd, Dennis L.	D. Judd dental insurance	490-721	08/12/2021	85.85
10-47-310 PROSECUTING ATT	490	Judd, Dennis L.	Prosecuting Attorney	490-721	08/12/2021	3,706.92
10-47-330 CITY ATTORNEY - CI	490	Judd, Dennis L.	Civil Attorney	490-721	08/12/2021	3,902.08
10-47-610 MISCELLANEOUS C	490	Judd, Dennis L.	Copies, phone calls, etc.	490-721	08/12/2021	50.00
Total CITY ATTORNEY:						7,744.85
10-49-512 PROPERTY INSURA	1084	Utah Local Gov't Ins. Trust	Auto Insurance	1592899	08/11/2021	118.24
Total LIABILITY INSURANCE:						118.24
10-50-250 C. HALL BLDG EQUIP	341	Fastenal Company	Wasp spray	UTVER93188	08/09/2021	51.32
10-50-270 UTILITIES - SHOP	1099	Rocky Mountain Power	Monthly Electric Service 6119018	0186-0921SH	08/18/2021	231.78
10-50-271 UTILITIES - CITY HAL	1099	Rocky Mountain Power	Monthly Electric Service 6115959	9596-0921OF	08/18/2021	519.89
10-50-271 UTILITIES - CITY HAL	1168	West End Cleaners, Inc.	Traffic rug for offices	52489	08/01/2021	61.60
10-50-721 MAINTENANCE BLD	223	Codale Electric Supply	Repair lights in PD	S7501199	08/09/2021	130.68
Total GENERAL GOVERNMENT BUILDINGS:						995.27
10-52-220 ADVERTISE/NOTICE	1132	Vernal Express	Land Use Public Hearing	145460	08/10/2021	44.25
Total PLANNING AND ZONING:						44.25
10-54-240 OFFICE SUPPLIES &	1210	Zion's First National Bank	USB for camera - Amazon	111419516334	08/04/2021	41.70
10-54-249 EQUIPMENT/PURCH	109	Basin Sports	Streamlight	761439	08/04/2021	140.59
10-54-249 EQUIPMENT/PURCH	922	Systems Communications Corp	Install lights and graphics	4093	08/04/2021	2,850.00

GL Acct No	Vendor	Vendor Name	Description	Invoice Number	Invoice Date	Invoice Amount
10-54-250 VEHICLE MAINTENA	627	Naples Car & Truck Wash	Car washes	236651	08/01/2021	21.75
10-54-334 K-9 EXPENSES & EQ	251	Countryside Veterinary Clinic	Check up for Argo	362006	08/02/2021	81.30
10-54-470 UNIFORM ALLOWAN	874	Skaggs Companies, Inc.	Nameplates	81383	08/06/2021	29.90
10-54-470 UNIFORM ALLOWAN	874	Skaggs Companies, Inc.	Nameplates	81434	08/06/2021	31.90
Total POLICE DEPARTMENT:						3,197.14
10-59-224 COMMUNITY EVENT	555	Lowe's Commercial Services	Bunch grass	13237280	08/17/2021	118.64
10-59-224 COMMUNITY EVENT	677	Outback Rental	Rent equipment to dig up trees	40599	08/10/2021	219.00
10-59-224 COMMUNITY EVENT	895	Split Mountain Garden Center	Bark & plants for park flower beds	64745	08/16/2021	611.82
Total EDUCATION & PROMOTION:						949.46
10-60-116 SEASONAL LABOR	324	Elwood Staffing Services, Inc.	Sesonal help	2627001	08/05/2021	198.00
Total HIGHWAYS:						198.00
10-68-270 UTILITIES-STREET LI	1099	Rocky Mountain Power	Monthly Electric Service 6108154	1546-0921ST	08/18/2021	1,877.39
Total STREET LIGHTS:						1,877.39
10-70-255 EQUIPMENT REPAIR	589	Milt's Merchandise Mart	Wasp spray	162936	08/11/2021	29.88
10-70-282 ROADSIDE PARK MA	448	Intermountain Farmers Assoc.	Aerator & fungicide	1015882494	08/17/2021	240.00
10-70-282 ROADSIDE PARK MA	448	Intermountain Farmers Assoc.	Aerator & fungicide	1015886771	08/18/2021	249.99
Total PARKS:						519.87
Grand Totals:						48,965.58

## Report Criteria:

Invoices with totals above \$0.00 included.  
Only unpaid invoices included.



Item No. \_\_\_\_\_

<b>MEMO TO:</b> <i>City Council , City Manager</i>  <b>FROM:</b> <i>Dale Peterson Building Official</i>	<b>Subject:</b> Business License for:  Vacation Rental Properties LLC 540 South Wright Brothers DR Naples, Utah 84078	
<b>Owner: Vacation Rentals Properties LLC</b> Rean Mc Bride 7225 South 700 West Midvale, Utah 84047  Business Location: 540 South Wright Brothers Dr. Naples, Utah 84078  Lot 2 Winder Industrial Subdivision Phase 1	<b>Date:</b> August 17, 2021	
	I1 Industrial Zone	
	<b>02-28-003 Permitted Uses</b>  <b>Permitted Uses:</b> #35 Storage Rental Units	
<b>Recommendation:</b> Approve Business license for Vacation Rentals Properties LLC to place shipping Containers on the property serial number 05:047:0202 at 540 South Wright Brothers Dr. and rent out as storage units.  This business license was applied for in April of 2019, the business license fee was paid at that time. The application never made it to the City Council for approval, we are correcting the error by completing the application process.		
<b>Attachments:</b> <ul style="list-style-type: none"><li>• Pictures</li></ul>		

# SITE PLAN

500 South

Gravel

Asphalt

200.17'

14.33'

36.00'

Showroom/office

RR

12.76'

12.33'

Office

Office

12.33'

12.76'

RR

9.00'

14.33'

14.33'

9.00'

51.00'

Warehouse

Warehouse

Warehouse

200.17'

Asphalt

100.25'

Asphalt

Wright Brothers Drive

Gravel

8' x 20' 28' 00" 82'

236'

1

172'

161'

Gravel

100.25'





Item No. \_\_\_\_\_

<b><u>MEMO TO:</u></b> City Council City Manager  <b><u>FROM:</u></b> Dale Peterson Building Official	<b><u>Subject:</u></b> Business License for:  Uintah Basin Gardens 1392 East 1300 South Naples, Utah 84078	
<b><u>Owner:</u></b> Fernando Rayas 1390 East 1300 South Naples, Utah 84078	<b><u>Date:</u></b> August 24, 2021	
	I1 Industrial Zone	
	<b><u>02-28-003 Permitted Uses</u></b>  <b><u>Permitted Uses:</u></b> # 20 Manufacturing	
<b><u>Recommendation:</u></b> Approve Business license for Uintah Basin Gardens to sale and build Walapini Greenhouses and consult on how to use them. The greenhouse will be constructed on site at the buyer's home.  A Walapini greenhouse is an inground greenhouse which uses the heat from the sun and the earth to help protect plant from the cold winters, increasing production by as much as two to three months in cold climates.		
<b><u>Attachments:</u></b> <ul style="list-style-type: none"><li>• Pictures</li></ul>		



walipini greenhouse plans

Building Underground Greenhouse

Underground Pit Greenhouse Plans

Underground Pit Greenhouse Walipini

Underground Pit Greenhouse Plans



Sign in

30



Shop

\$104.95  
Outsun  
12' X 10'  
Walimar  
★★★★★



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https://www.reelindustries.com  
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3 Pli



arden Shi  
ct Buildin

Naples City,

I am requesting the city of Naples acknowledge that sign number 2, that has been up for years and still exists. I am not building a new sign number 2 it has always been.

At Mountain West's request they approached me and asked if I would be willing to trade signs. They are on the same property. They are similar signs, other than I lose some footage in the trade. Which was fine with me since it matches the goal of Naples City to make the image of highway 40 better. As long as my permit would transfer over from sign 1 to sign 2. I made this very clear before the trade that I would only be able to do this if my permit was still in good standing to be transferred. Planning and zoning ahead of time could see no issues. Councilman Reynolds advised me to check with city staff. City staff was unaware of what they could provide me as documentation because I wasn't building anything. Somehow over this time Mtn West ran into my sign and then proceeded to tear it down assuming it was a done deal. I asked Mtn West if they had a permit to remove sign 1 my original sign. They were told by the city they did not need a permit and to go ahead. This should not be an issue. I just need the city to acknowledge that the sign does exist and is in good standing with the city.

I checked with Dale and he agreed that this was a good move to benefit Naples city and the beautification of hwy 40. I do need a letter to get this taken care of and moving forward in a timely manner.

Jessy Mckee

AGREEMENT REGARDING SIGN USAGE

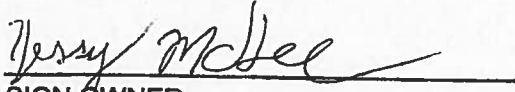
PERMIT NO 4-1379

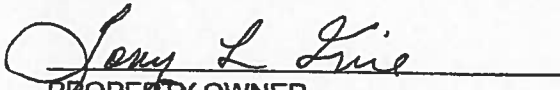
SIGN OWNER: JESSY MCKEE

PROPERTY OWNER: UFFORD INVESTMENTS

THE UNDERSIGNED SIGN OWNER AND PROPERTY OWNER HEREBY AGREE TO ACCEPT THE SIGN LOCATED ON THE PROPERTY LOCATED AT 1884 S. HWY 40. VERNAL, UTAH (AT MILEPOST 147.2, LATITUDE 40.428299 LONGITUDE 109.499629). IT IS FURTHER AGREED THAT THE SIGN CAN BE CHANGED AS LONG AS IT MEETS WITH PERMIT REQUIREMENTS.

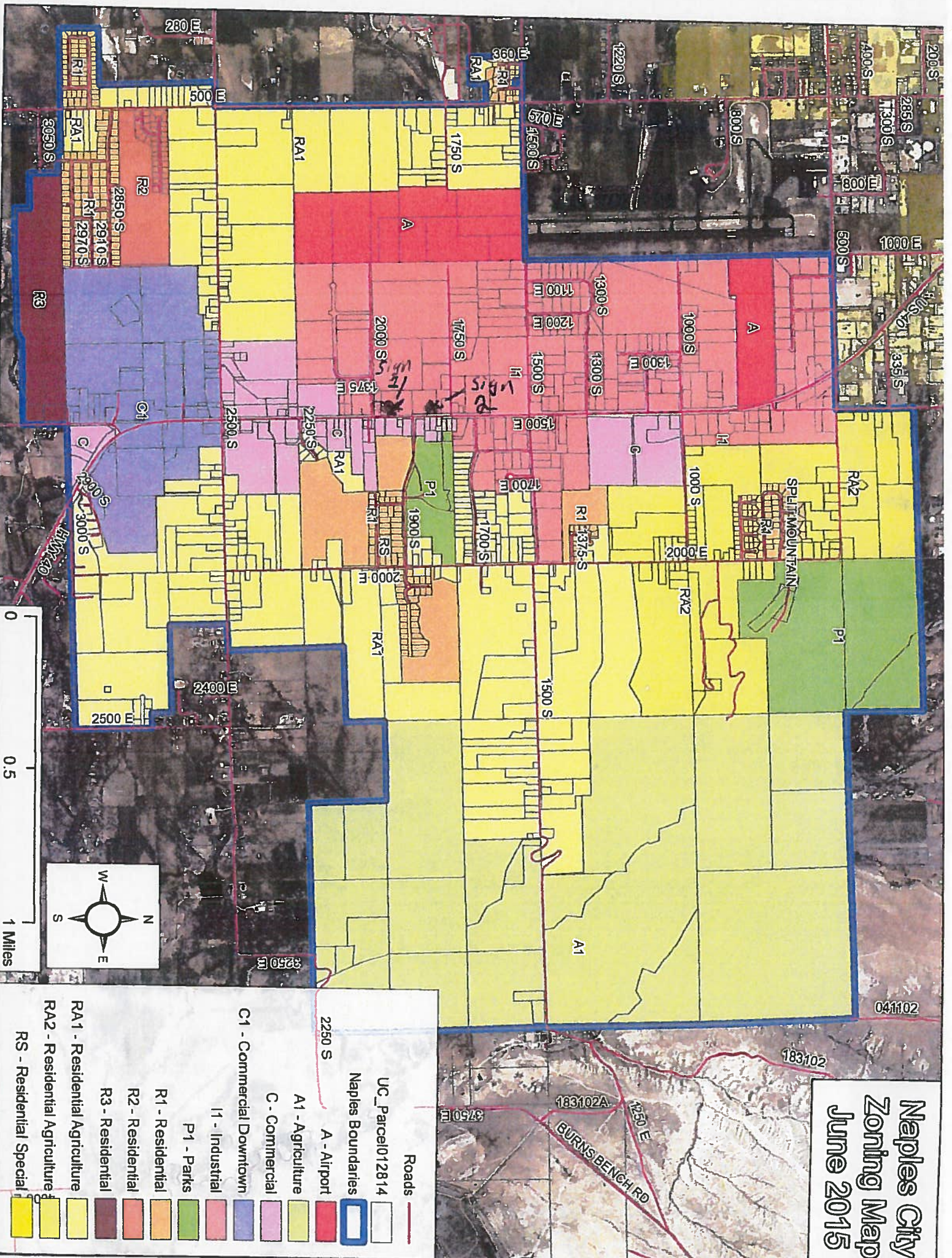
PROPERTY OWNER ALSO AGREES THAT, AT NO COST TO SIGN OWNER, TO DO WHATEVER IS NEEDED TO THAT SIGN OWNER CAN MAINTAIN HIS PERMIT TO HAVE, USE, AND MARKET SAID SIGN, INCLUDING ALLOWING ACCESS TO SIGN AND ADDITIONAL SPACE IF REQUIRED.

  
SIGN OWNER

 Agent)  
PROPERTY OWNER

Aug-23-21  
DATE

# Naples City Zoning Map June 2015



- |  |                               |
|--|-------------------------------|
|  | Roads                         |
|  | UC_Parcel012814               |
|  | Naples Boundaries             |
|  | 2250 S A - Airport            |
|  | A1 - Agriculture              |
|  | C - Commercial                |
|  | C1 - Commercial Downtown      |
|  | I1 - Industrial               |
|  | P1 - Parks                    |
|  | R1 - Residential              |
|  | R2 - Residential              |
|  | R3 - Residential              |
|  | RA1 - Residential Agriculture |
|  | RA2 - Residential Agriculture |
|  | RS - Residential Special      |

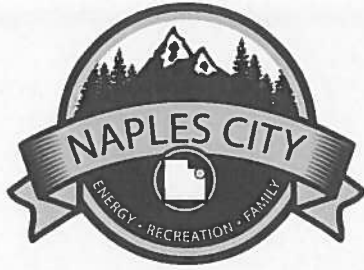
Sign #1





Sign #2

18845. HWY 40



Item No. \_\_\_\_\_

<b>MEMO TO:</b> City Council		<b>Subject:</b> Re-zone Request by James Richards	
<b>FROM:</b>			
<b>Recommendation:</b> To re-zone property located at 1661 E 1000 S from RA-2 to I1		<b>Date:</b> 8/26/2021	
		<b>Fiscal Impact:</b>	
		<b>Funding Source:</b>	
<b>Background:</b> A public hearing was held August 19, 2021 by the Planning Commission to receive public comment on a request by James Richards and Lloyd Swain to re-zone property located at 1661 E 1000 S. Mr. Richards property is one parcel but is split by zones. The current Land Use Ordinance would allow Mr. Richards to encroach 100' onto the side of his lot that is zoned RA-2 with an Industrial Use. Mr. Richards requested the zone change so he can use his full lot for future storage units. He will also be purchasing additional property to the north, currently owned by his family, and also requested that be re-zoned to I1.			
<b>Recommendation:</b> The Planning Commission moved to approve the re-zone of this property from an RA-2 zone to I1.			
<b>Recommended Motion:</b>			

# Naples City

Energy \* Recreation \* Family

## Application Request for a Re-Zone

Note: All information requested on this application must be completed in full before any action will be taken.

Name: James Richards & Lloyd Swain Date Received: 05 August 2021  
Current Zone: R-A-2 Requested Zone: Industrial  
Address: 2225 So 3250 E. Naples Phone #: 435.828.7710  
Email Address: James.Richards Email #: 500 @ gmail.com  
Property Address: 1600 E 1,000 So Parcel #: 051280183 & 051280190  
Naples, Utah

While zoning helps to exclude nuisances which tend to create blight, it is not used solely as a means of nuisance control. Zoning seeks to preserve the planned character of a neighborhood by controlling and/or preserving aesthetic qualities, conserving and promoting health, safety, morals, convenience and general welfare of the City.

In order to request a re-zone, the following steps must be taken:

1. Submit to the Planning and Zoning Commission this application for re-zone, including the following:
  - a. A base fee of \$250 must be submitted with the application. Plus \$75 + \$5 per 10 notice letters if a Public Hearing is called.
  - b. State the reason for your request. What changed or changing conditions make your requested change in the zoning map necessary and how the change supports the Naples City General Plan.
2. The Planning and Zoning Commission may schedule a public hearing independent of the City Council, or a joint hearing with the City Council, regarding proposed zoning change.
3. The proposed change will be reviewed in accordance with the General Plan.

Notice will be published at least 14 days prior to the public hearing and notice will be mailed to the property owners located within 500 feet of the proposed change. Following the hearing, the Planning and Zoning Commission will submit its recommendation to the City Council. The City Council will hold a second meeting and make a determination to approve or disapprove the re-zone.

Note: This process could take up to four months.

I, as an applicant to the Planning and Zoning Commission of Naples City, Utah, do hereby certify that all information listed on this application is true and do hereby acknowledge that any misrepresentation will result in the revocation of approval granted. I do hereby apply to the Planning and Zoning Commission for a re-zone.

RE-ZONE REQUEST which will allow James Richards to create a new SELF STORAGE FACILITY on 1,000 South 1600 East, NAPLES SELF STORAGE, a Permitted use in the Industrial Zone. 2.5 Acres of the Property, is currently owned by James Richards, who is now purchasing approximately 2.0 more Acres directly North of his 2.5 acres from his FAMILY TRUST, the WANDA C. RICHARDS TRUST. His Brother, Lloyd W. Swain, is a Trusty of said Trust. Approximately 170 feet of Both Properties (West to East) are currently Zoned Industrial. This Request is that the Approximately 170 feet of property (West to East) directly to the East of the Industrial Property be Re-Zoned from RA2 to Industrial Zone.

James Richards  
James Richards, Joint Applicant

05 August 2021  
DATE

Lloyd W. Swain  
Lloyd W. Swain, Joint Applicant

05 August 2021  
DATE

James.Richards 500 @ gmail.com



HOLIDAY  
RIVER  
EXPEDI  
AC  
0.92

051280013  
713

JACKSON  
RANDY  
AND  
BE  
AC  
27.11

051280190  
1898

051280182  
1788

JOLLEY  
AARON  
AND  
BRO  
AC  
1.1

051280077  
775

051280039  
785

OIL  
&  
GAS  
EQUIPMENT  
AC  
0.64

051280018  
885

CLMB  
LAND  
LC  
A  
UTAH  
AC  
2.11

051280019  
925

CLMB  
LAND  
LC  
AC  
1.61

051280020  
977

SIMS  
JEFFERY  
SCOTT  
A  
AC  
2

051280035  
981

SIMPER  
INVESTMENTS  
L  
AC  
2

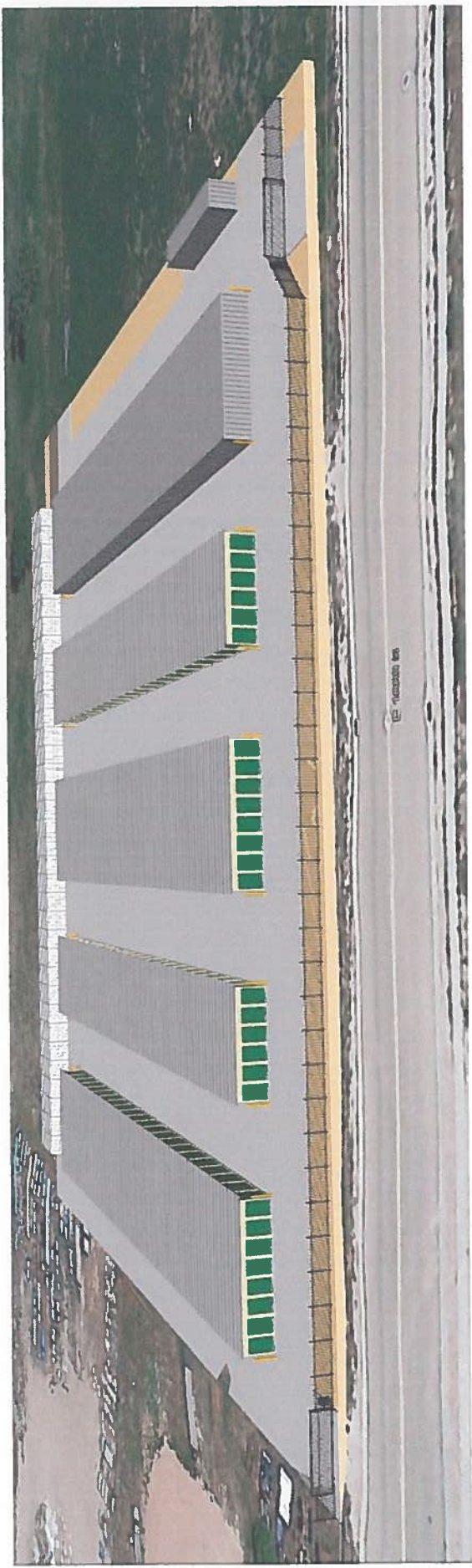
RICHARDS  
BEN  
JAMES  
AC  
2.5

051280183  
1661

SWAIN  
LLOYD  
W  
-  
TRUS  
AC  
27.59

*Currently  
Zoned  
Industrial*

*Requesting Zone  
Change to INDUSTRIAL  
Approximately  
2.5 Acres  
Cross-Hatch property  
James Richards*



# Self-Storage Facility Proposal

James and Adam Richards

## An aerial photograph of an industrial area. A vertical road on the left is labeled '1000 South' in a green oval. A horizontal road at the bottom is labeled 'Highway 40' in a green box. Several industrial buildings are visible, with labels 'Simper' and 'Microtel' pointing to specific structures. A large building with a red roof is labeled 'IFA'. The area includes parking lots, roads, and some undeveloped land. The Google Earth logo is in the bottom right corner.

Simper

Microtel

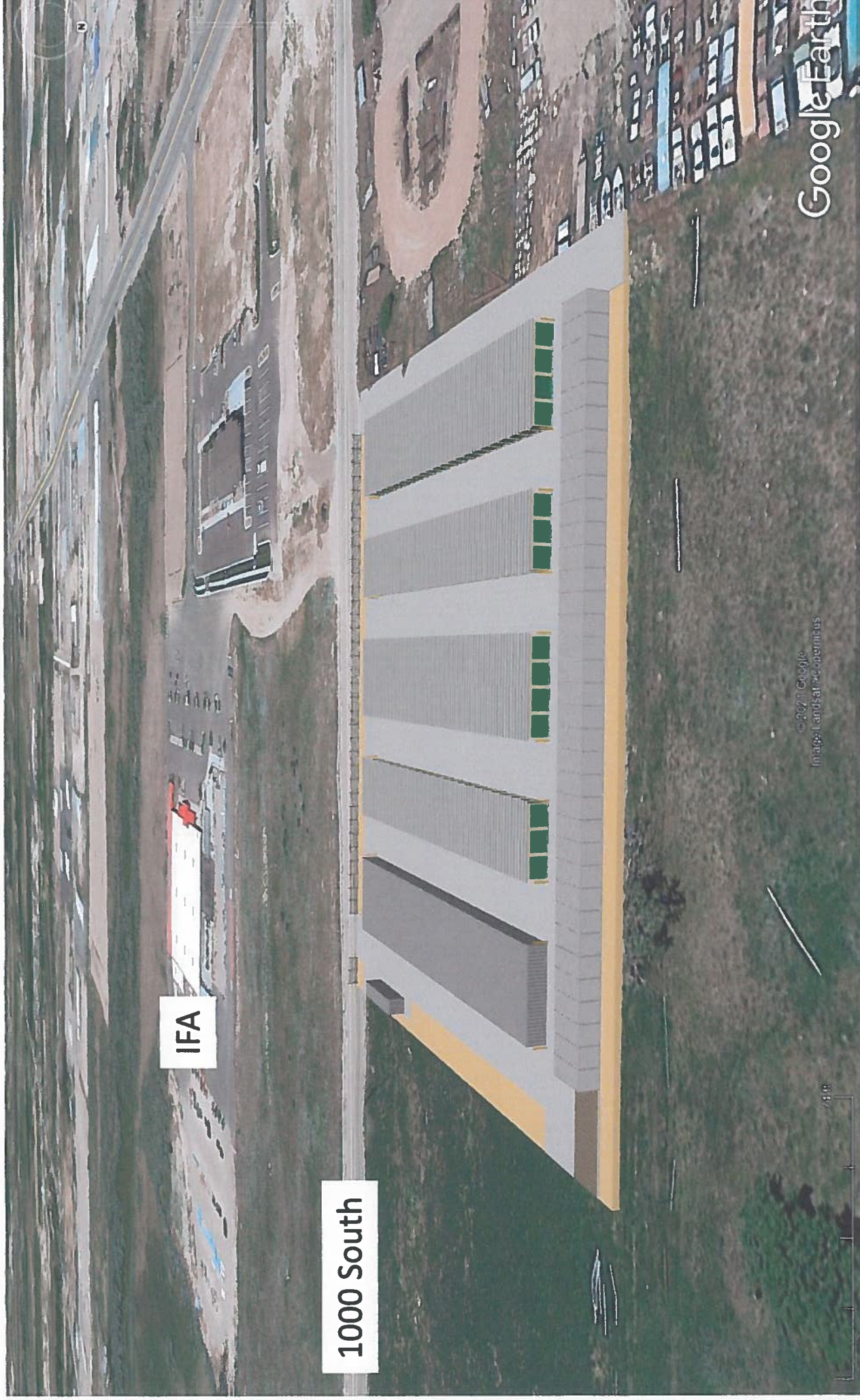
IFA

1000 South

Highway 40

Google Earth

# Looking South



CLOSED MEETING AFFIDAVIT  
(Required by 52-4-205(1)(a), UCA)

STATE OF UTAH                    )  
  :SS  
COUNTY OF UTAH            )

Having first been duly sworn, comes now Mayor Dean A. Baker , who deposes, states and affirms as follows:

1. I am a duly elected or appointed member of the governing body of the City of Naples.
2. An open meeting of the above noted political subdivision was held this 24<sup>th</sup> day of May, 2018.
3. I presided over that meeting.
4. During the course of said open meeting, a quorum being present, and upon the affirmative vote of at least two-thirds of the governing body members present, the meeting was closed for the sole purpose of discussing:

☒ the character, professional competence, physical or mental health of an individual; or

☐ the deployment of security personnel, devices or systems.

Further Affiant sayeth naught.

  
\_\_\_\_\_  
Signature of Presiding Official

SUBSCRIBED and SWORN to before me this 26 day of AUGUST, 2021.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at:

My Commission Expires: